

# HISTORICAL

DOWNTOWN  
LAKE WORTH BEACH

FORMER  
RESTAURANT/  
BAR CORNER  
RETAIL UNIT

# BEACH TOWN HIGH STREET RETAIL

800 LAKE AVE  
LAKE WORTH BEACH, FL 33460

## AVAILABLE FOR LEASE



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

## RESTAURANT/BAR OR HIGH-STREET RETAIL IN THRIVING BEACH TOWN

Lee & Associates proudly presents a former restaurant/bar high street retail storefront available for lease in the epicenter of Historic Downtown Lake Worth, where small beach town charm meets a vibrant cultural mosaic of a bustling fast paced metro market. The 3,500 SF corner space includes large retail storefront windows, walk-in refrigerator and sink, small outdoor patio space for outdoor dining, and is ideal for restaurant or retail users of various business types to maximize exposure to the neighborhoods heavy vehicle and pedestrian traffic. In addition to 95 feet of frontage along N J St, the location and positioning commands attention with over 40 feet of prime storefront along the iconic Lake Avenue, a bustling thoroughfare renowned for its pedestrian-friendly ambiance and eclectic mix of boutique shopping and dining options, live entertainment venues, and community events creating an irresistible draw for locals and tourists alike. Moreover, the property's strategic location offers easy access to scenic beaches, verdant parks, and popular attractions, ensuring steady foot traffic year-round.

Beyond its premier location, this property benefits from ample street parking and proximity to a free public parking lot located at the rear of the building providing added convenience for customers. As a focal point of Downtown Lake Worth, the area hosts a myriad of annual events, including the acclaimed Street Painting Festival and Reggae Fest, which celebrate art and Caribbean culture. Additionally, monthly highlights such as Farmers Markets, art walks, and street festivals enrich the vibrant tapestry of community life, making this locale an enticing destination for discerning businesses and investors seeking to capitalize on the dynamic energy of Downtown Lake Worth.



*For more information, please contact one of the following individuals:*

## MARKET ADVISORS

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## HIGH-STREET RETAIL SPACE



### Former Restaurant/Bar or Retail Storefront Corner Unit:

- 3,500 SF Corner Unit
- Ideal for Restaurant/Bar, Retail Uses
- Wrap-Around Storefront Windows
- Walk-In Refrigerator & Sink
- Outdoor Patio Area
- Frontage on Lake Ave & Lucerne Ave
- Abundant Street Parking
- Proximate to Public Parking Lots



### Historic Downtown Lake Worth:

- Epicenter of Bustling Downtown
- Small Beach Town Charm
- Steady Foot Traffic
- Boutique Shopping and Dining Galleries and Theaters
- Downtown Events Include:  
Weekly Farmers Markets, Monthly Art Walks, Street Festivals, Annual Street Painting Festival, Reggae Fest, & more!



### Exceptional Access and Attractions:

- Fronting Main Thoroughfare to I-95.
- Walking Distance to Beaches, Parks, and Popular Attractions Ensures Steady Vehicular and Pedestrian Traffic.

# AVAILABLE RETAIL SPACE FOR LEASE



## LEASE INFORMATION

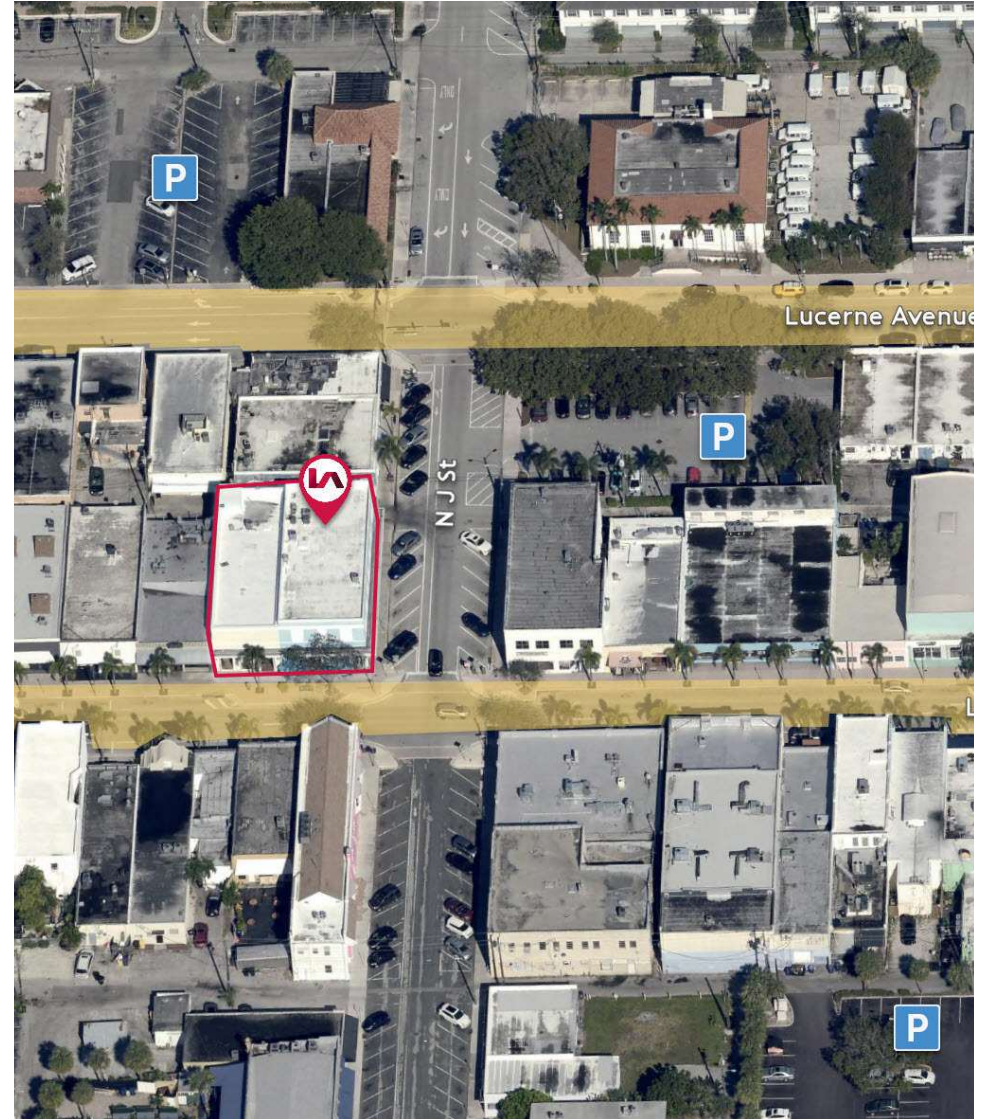
LEASE TYPE:	NNN	LEASE TERM:	Upon Request
TOTAL SPACE:	3,500 SF	LEASE RATE:	Upon Request

## AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
800	3,500 SF	Former Restaurant/Bar, High Street Retail, Features Walk-In Refrigerator and Kitchen Sink, Small Outdoor Patio Area.



# GREAT EXPOSURE AND PARKING ACCESS





# IN THE EPICENTER OF DOWNTOWN LAKE WORTH





# DOWNTOWN LAKE WORTH

## A VIBRANT COMMUNITY THRIVING WITH SHOPPING, DINING, STREET FESTIVALS, ART & CULTURE

Downtown Lake Worth thrives on its cultural diversity, attracting individuals from various backgrounds and lifestyles to form a vibrant and inclusive community. This diversity lends a unique character to the area, fostering an atmosphere of acceptance and celebration of different cultures. Moreover, the downtown district pulsates with artistic expression, boasting an array of galleries, street murals, and art festivals that captivate both residents and visitors alike. This rich artistic tapestry adds depth and vibrancy to the streets, creating an immersive experience that showcases the city's creative spirit.

Complementing its cultural allure, Downtown Lake Worth exudes historic charm, with colorful buildings, quaint cottages, and unique boutiques dotting its streets. This blend of old-world charm and modern creativity lends an enchanting ambiance to the area, drawing visitors to explore its hidden gems and historical landmarks. Furthermore, the downtown scene buzzes with entertainment venues, ranging from theaters and live music venues to cozy cafes and lively bars, ensuring there's always something happening to delight the senses. With its blend of culture, art, history, and entertainment, Downtown Lake Worth offers a dynamic urban experience that captivates residents and visitors alike.



### Lake Worth Beach STREET PAINTING FESTIVAL

*Lake and Lucerne Avenues*

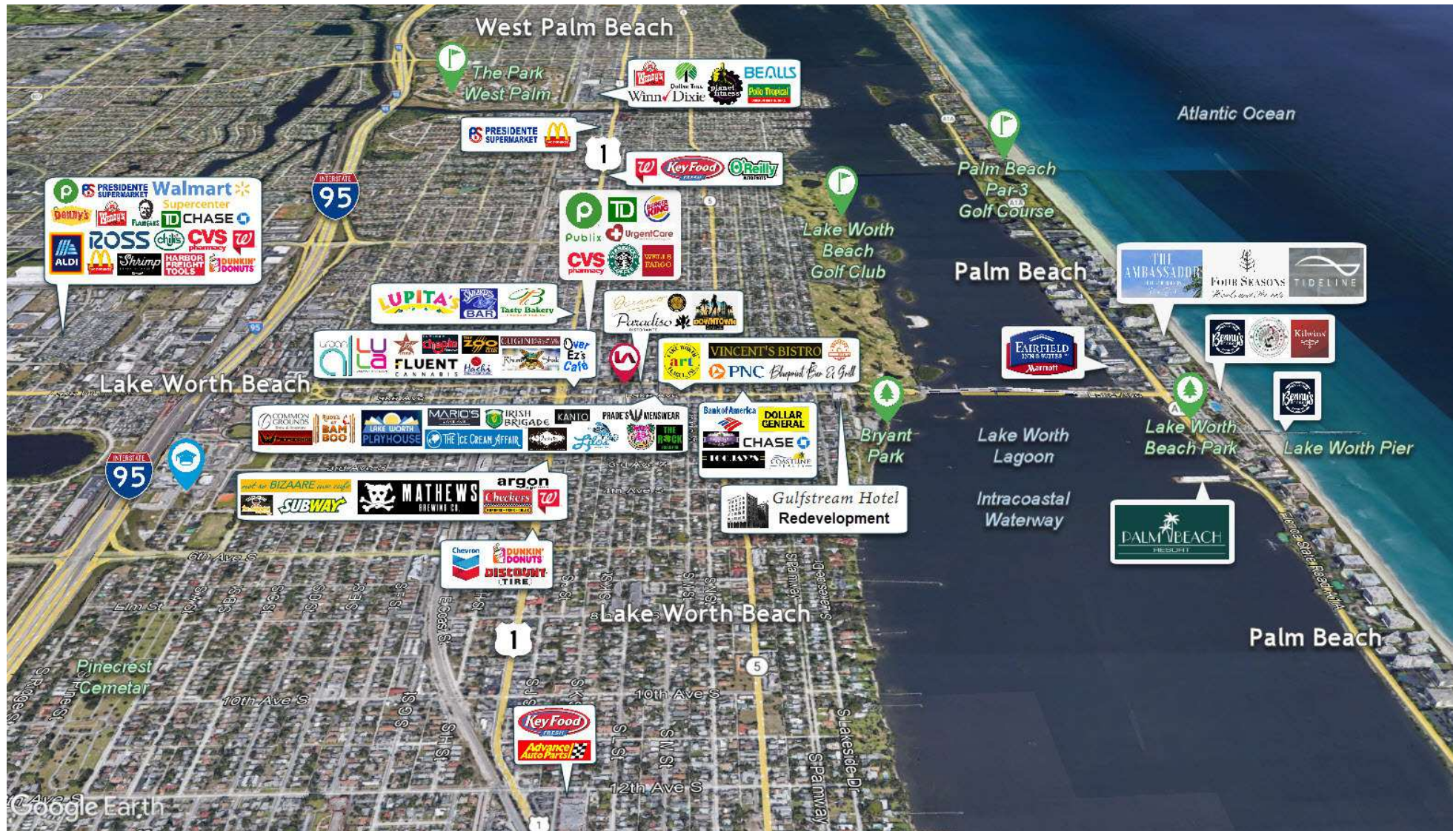
More than 600 Artists convert the Avenues into artistic masterpieces.

Attracts more than 100,000 visitors and growing every year!

Downtown Lake Worth hosts several regularly occurring special events throughout the year. Among these are the Lake Worth Street Painting Festival, an annual event where artists transform the streets into vibrant works of art; the Lake Worth Reggae Fest, a celebration of Caribbean culture featuring live music, food, and dance; the Lake Worth Farmers Market, which takes place weekly, offering locally grown produce, artisanal goods, and live entertainment; and the Lake Worth Beach Bonfires, where visitors can gather around beachfront fire pits for a cozy evening under the stars. Additionally, the downtown area often hosts monthly art walks, street festivals, and cultural celebrations, adding to its lively atmosphere and sense of community.



# SURROUNDED BY AMENITIES AND ATTRACTIONS





# DEMOGRAPHIC PROFILE

## KEY FACTS



**136,746**  
Total Population



**\$91,312**  
Average Household Income

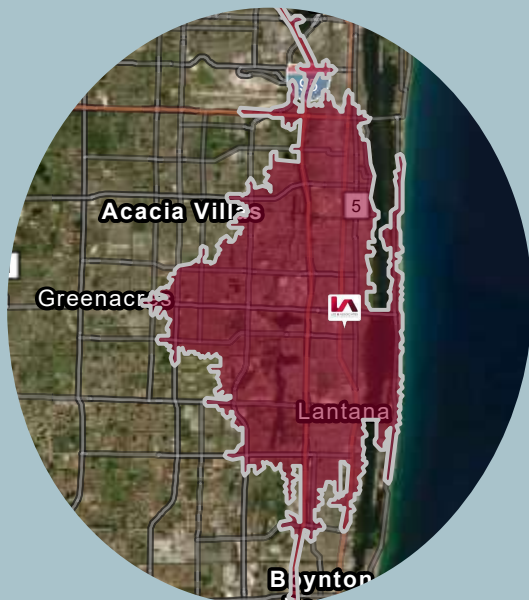


**39.0**  
Median Age



**2.6**  
Average Household Size

Drive time of 10 minutes



Average  
Consumer Spending



**\$1,952**  
Apparel



**\$3,241**  
Dining Out

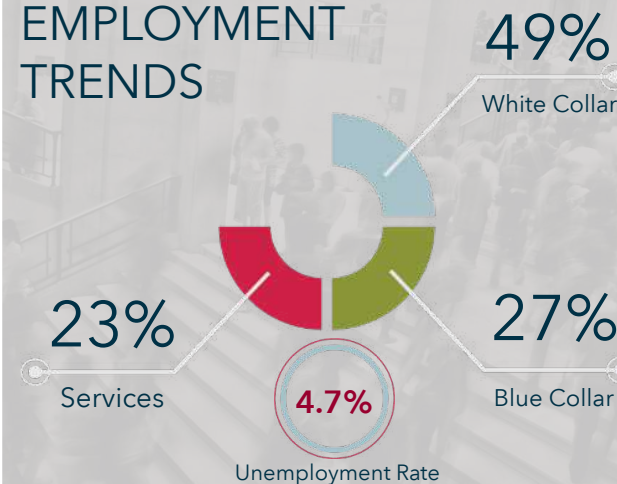


**\$6,019**  
Groceries



**\$6,288**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**6,922**  
Total  
Businesses



**48,134**  
Total  
Employees



**7,328,604,770**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION



Total Daytime  
Population



Daytime  
Population:  
Workers



Daytime  
Population:  
Residents





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